

17.26.140 Rear yard.

A. Each lot shall have a rear yard of not less than 25 feet except for special conditions provided for below.

B. In hillside areas where the following conditions occur:

1. Where the difference in vertical elevation between the top and the toe of the slope is six feet or more; and
2. Where the grade of the slope between the top and the toe of the slope is four horizontal to one vertical or greater, the minimum distance from the toe or top of the slope to any main building on the lot shall be not less than regular rear yard required in the zone. The slope area shall not be considered as part of the required rear yard.

C. Nonresidential accessory buildings may be permitted in a required rear yard as follows:

1. An accessory building shall be located not closer than three feet from a rear property line when the building:

- a. Has openings into the three-foot space, and
- b. Is of frame construction, and
- c. Is not abutting an existing alley;

2. The building may be located on the rear property line, or shall not be less than three feet from the line, when:

- a. The building has no openings on the side abutting the rear property line,
- b. The building is constructed of one-hour fire resistant materials,
- c. Provision is made for all roof drainage to be taken care of on the subject property;

3. An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley, but in no case less than five feet from the rear property line;

4. An accessory building attached to a main building and used for garage purposes shall be located not less than five feet from the rear lot line;

5. Buildings or structures in the rear yard shall be located not less than 25 feet from the side property line abutting the street, and not less than five feet from the rear property line on a reversed corner lot;

6. In the various R-1 zones, not more than 35 percent of any required rear yard may be covered by any type of accessory building;

7. Where any accessory building or structure occupies space in a required rear yard, the amount of space so occupied shall be provided elsewhere on the lot, exclusive of required yard areas. The replacement space shall have a minimum dimension of eight feet, and shall be so located that it is suitable for general use by the occupant of the premises. (1964 Code Appx. A § 3.34.)